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February 21, 2017

NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT AND PUBLIC SCOPING MEETING

CASE NO.: ENV-2016-3758-EIR
PROJECT NAME: 6AM
PROJECT APPLICANT: Sixth and Alameda, LLC
PROJECT ADDRESS: 1206–1338 East 6th Street/1205–1321 Wholesale Street, Los Angeles, CA 90021
COMMUNITY PLANNING AREA: Central City North
COUNCIL DISTRICT: 14—José Huizar
DUE DATE FOR PUBLIC COMMENTS: 4:00 P.M. on March 23, 2017

Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15082, once the Lead Agency decides an Environmental Impact Report (EIR) is required for a project, a Notice of Preparation (NOP) describing the project and its potential environmental effects shall be prepared. You are being notified of the intent of the City of Los Angeles, as Lead Agency, to prepare an EIR for the 6AM Project, which is located in an area of interest to you and/or the organization or agency you represent. The EIR will be prepared by outside consultants and submitted to the Department of City Planning, Major Projects Section, for independent review and certification.

The Department of City Planning requests your comments as to the scope and content of the EIR. Comments must be submitted in writing pursuant to the instructions provided below. If you represent an agency, the City is seeking comments as to the scope and content of the environmental information in the document that is germane to your agency's statutory responsibilities in connection with the Project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the Project.

A Scoping Meeting will be held on March 9, 2017, as detailed below. The Scoping Meeting will be in an open house format. **The Scoping Meeting is NOT the required public hearing for Municipal Code entitlement requests**; that hearing will be scheduled after completion of the EIR.

The environmental file for the Project is available for review at the Department of City Planning, 200 North Spring Street, Room 750, Los Angeles, CA 90012, during regular office hours, Monday–Friday from 8:00 A.M.–4:00 P.M. A copy of the Initial Study prepared for the Project is not attached but may be viewed online at http://planning.lacity.org by clicking on the "Environmental Review" tab, then "Notice of Preparation & Public Scoping Meetings."

PROJECT LOCATION: The 15-acre Project Site is located in the Central City North Community Plan area and more specifically within the Arts District. The Project Site is bounded by 6th Street to the north, Mill Street to the east, Alameda Street to the west, and property to the south currently developed with cold-storage uses that is proposed for redevelopment with residential and commercial uses.

PROJECT DESCRIPTION: The Project includes an integrated mix of residential, community-serving commercial, hospitality, educational, office, and cultural uses within seven new buildings dispersed across the Project Site. Specifically, the Project would provide 412 hotel guest rooms with related conference and hotel amenities, 1,305 residential apartments, 431 residential for-sale condominium units, approximately 253,514 square feet of office space, an approximately 29,316-square-foot school, approximately 127,609 square feet of community-serving commercial space, and approximately 22,429 square feet of art space. In total, the Project includes approximately 2,824,245 square feet of floor area with an associated floor area ratio (FAR) of 4.44 to 1 based on the lot area of 635,566 after street dedications. The Project would also provide 3,441 parking spaces to accommodate the proposed uses. To provide for the new uses, the existing produce warehouse and distribution facility would be removed.

The Project would involve the development of a range of building types and heights that are based on the existing building typologies that are present within the Project vicinity. Specifically, the Project would include seven buildings that would range in height from 110 feet to up to 732 feet. The design of the Project is intended to incorporate rough, "authentic," and typical industrial construction materials, consistent with existing buildings in the Arts District.

The Project would also include a number of open space areas and recreational amenities spread within all seven of the proposed buildings and their surroundings. Open space and recreational amenities would include promenades, walkways that would provide connectivity throughout the Project Site, outdoor pool and amenity decks and terraces for the residential and hotel uses, a school park, numerous outdoor plazas and courtyards for use by the public, and private residential balconies.

REQUESTED PERMITS/APPROVALS: The Applicant is requesting the following approvals from the City of Los Angeles:

- General Plan Amendment to: (a) change the land use designation for the Project Site from Heavy Manufacturing to Hybrid Industrial; and (b) amend the

General Plan Land Use Map for the Central City North Community Plan area to include a footnote establishing the proposed Specific Plan as the land use regulatory document for the Project Site and provide for correspondence of the Hybrid Industrial land use designation with the Specific Plan zoning designation;

- Vesting Zone Change for the entire Project Site from M3-1-RIO to a Specific Plan zone and corresponding modification to the Los Angeles Municipal Code to add the Specific Plan zone;
- Proposed Specific Plan to regulate development within the Project Site;
- Development Agreement;
- Vesting Tentative Tract Map for the merger and resubdivision of the Project Site for airspace and condominium purposes;
- Approval of a Tree Removal Permit by the Board of Public Works.
- Certification of an Environmental Impact Report;
- Haul route approval, as may be required; and
- Other discretionary and ministerial permits and approvals that may be deemed necessary, including, but not limited to, temporary street closure permits, grading permits, excavation permits, foundation permits, and building permits.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED: Air Quality; Cultural Resources (historical, archaeological, and paleontological resources); Geology and Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology and Water Quality; Land Use and Planning; Noise; Population and Housing; Public Services (fire protection, police protection, schools, parks/recreation, and libraries); Transportation/Traffic; Tribal Cultural Resources; and Utilities and Service Systems (water, wastewater, solid waste, and energy). In addition, although impacts would be less than significant in accordance with SB 743, the EIR will analyze aesthetics for informational purposes. Other environmental areas addressed in the Initial Study and determined to result in no impacts, less than significant impacts, or less than significant impacts with mitigation measures imposed, will not be analyzed further in the EIR.

PUBLIC SCOPING MEETING DATE AND LOCATION: A Scoping Meeting will be held in an open house format on March 9, 2017, from 5:00 P.M. to 7:00 P.M. at Inner City Arts, located at 720 Kohler Street, Los Angeles, CA 90021. The purpose of the Scoping Meeting is to solicit public comments regarding issues to be addressed in the Draft EIR. The Scoping Meeting will provide information regarding the Project and the anticipated scope of analyses to be contained in the Draft EIR. City staff, environmental

consultants, and Project representatives will be available, but no formal presentation is scheduled. You may stop by at any time between 5:00 P.M. and 7:00 P.M. to view materials, ask questions, and provide written comments. The Department of City Planning encourages all interested individuals and organizations to attend this meeting. There will be no verbal comments or public testimony taken at the Scoping Meeting. Written comments may be submitted at the Scoping Meeting.

Date: **March 9, 2017**
Time: **5:00 P.M.–7:00 P.M.**

Location: **Inner City Arts**
720 Kohler Street
Los Angeles, CA 90021
(See attached map)

Free and ADA-compliant parking will be available to Scoping Meeting attendees across Kohler Street.

The Department of City Planning welcomes all comments regarding the environmental impacts of the Project and the issues to be addressed in the EIR. All comments will be considered in the preparation of the EIR. **Written comments** must be submitted to this office by March 23, 2017. Written comments also will be accepted at the Scoping Meeting described above.

Please direct your comments to:

Mail: Erin Strelich, City Planning Associate
City of Los Angeles Department of City Planning
200 N. Spring Street, Room 750
Los Angeles, CA 90012
Fax: (213) 978-1343
E-mail: planning.envreview@lacity.org

ACCOMMODATIONS: As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability. The Scoping Meeting location and associated parking are wheelchair accessible. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or services may be provided upon request. Other services, such as translation between English and other languages, also may be provided upon written request submitted a minimum of seven (7) working days in advance to: per.planning@lacity.org. Be sure to identify the language you need English to be translated to and indicate if the request is for oral or written translation services. If translation of a written document is requested, please include the document to be translated as an attachment to your email.

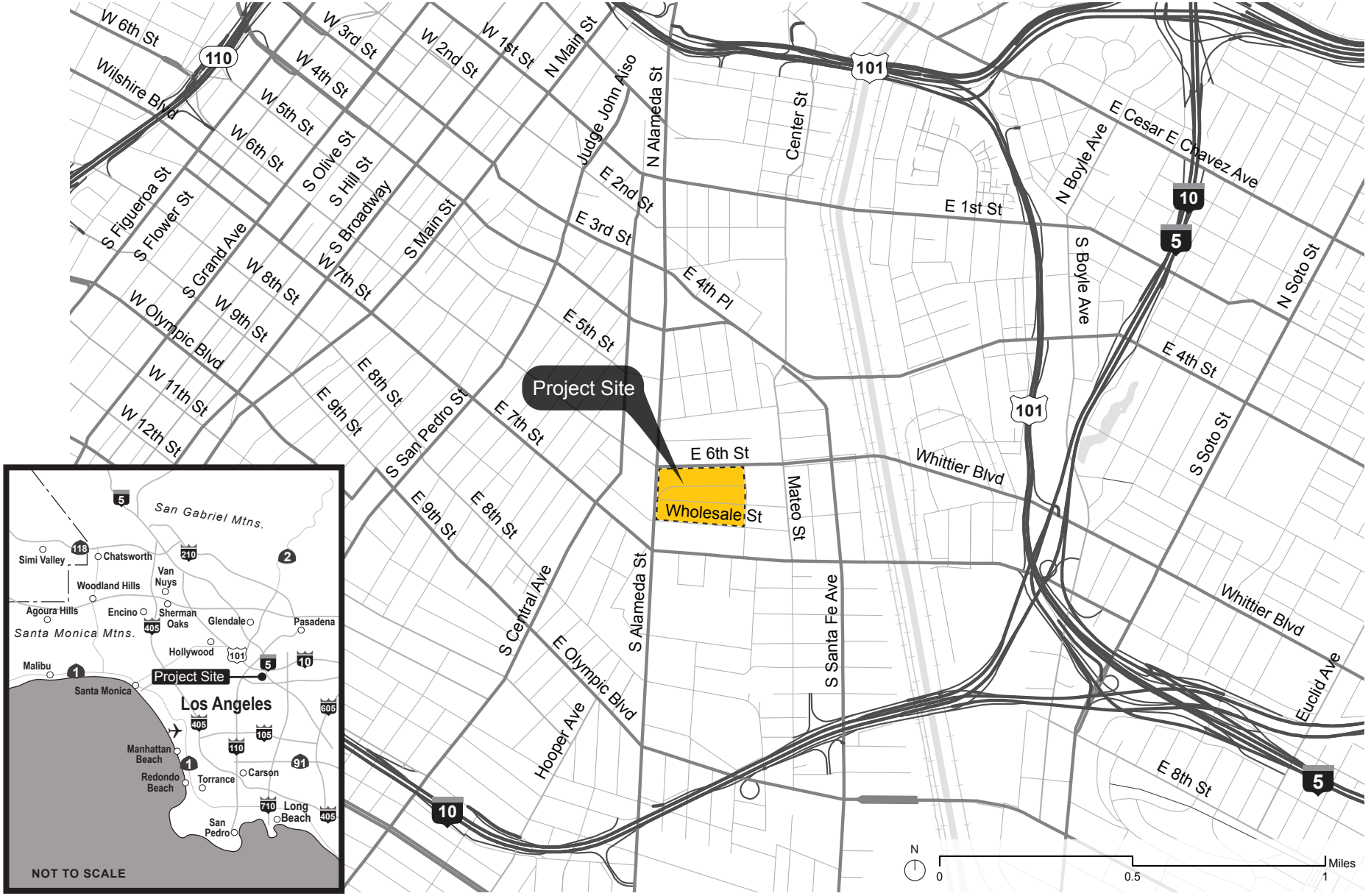
Como entidad cubierta bajo el Título II del Acto de los Americanos con Desabilidades, la Ciudad de Los Angeles no discrimina. La facilidad donde la junta se llevará a cabo y su estacionamiento es accesibles para sillas de ruedas. Traductores de Lengua de

Muestra, dispositivos de oído, u otras ayudas auxiliaries se pueden hacer disponibles si usted las pide en avanzado. Otros servicios, como traducción de inglés a otros idiomas, también pueden hacerse disponibles si usted los pide por escrito con un mínimo de siete (7) días en avanzado, por correo electrónico a: per.planning@lacity.org. Este seguro de identificar el idioma que usted necesite. Por favor indique si necesita servicios de traducción oral o en escrito. Si es traducción de un documento en escrito, por favor de incluir el documento que necesita ser traducido adjunto al correo electrónico. Si necesita información sobre este proceso, por favor llame a Darlene Navarrete al número (213) 978-1332.

Vincent P. Bertoni, AICP
Director of Planning

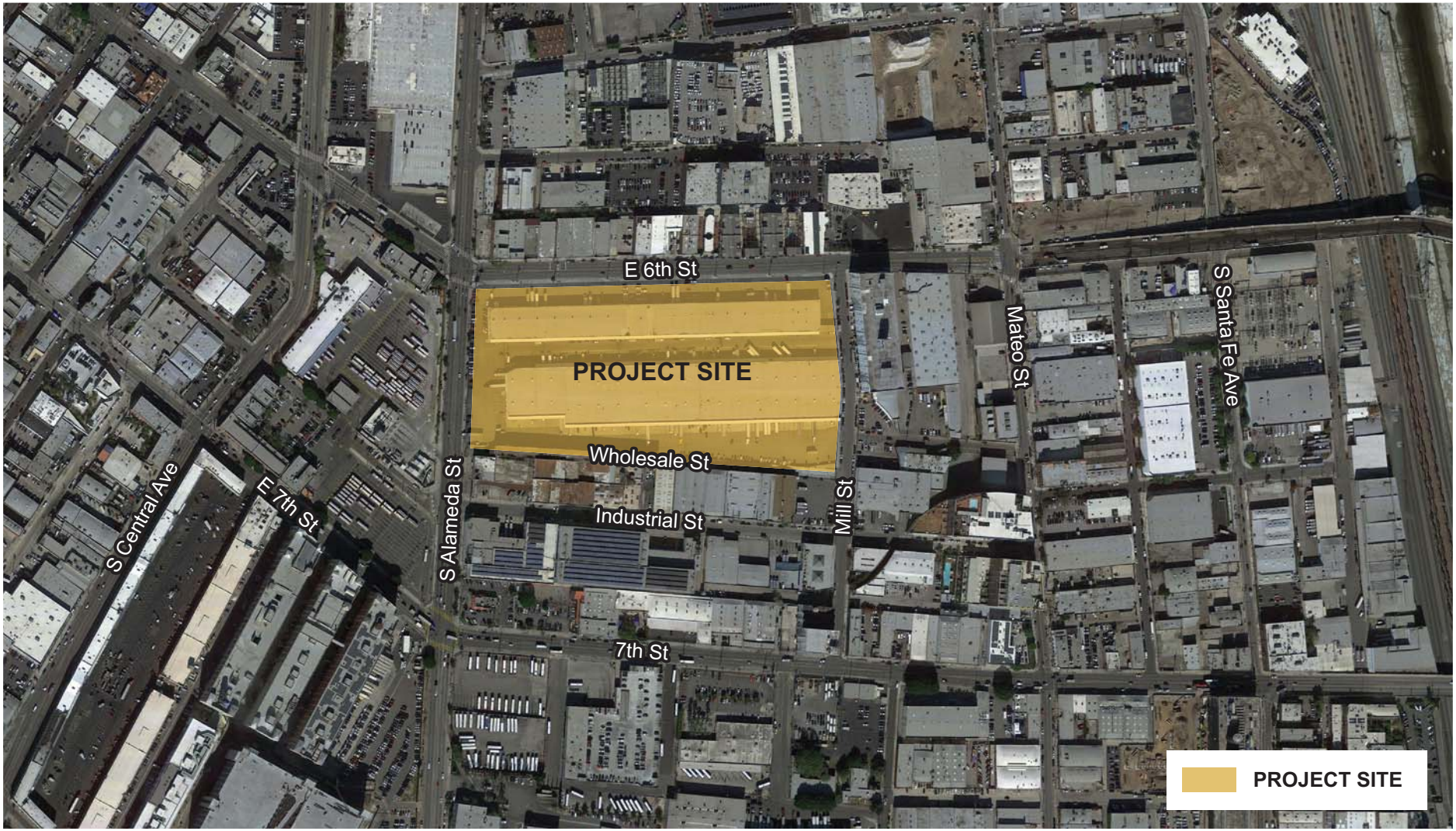
Erin Strelich
City of Los Angeles Department of City Planning

Attachments:
Project Location Map
Aerial Photograph of Project Vicinity
Composite Landscape Plan
Rendering from Alameda Street
Rendering from 6th Street
Rendering from 6th and Mill Streets
500-Foot Radius Map
Scoping Meeting Location Map



Project Location Map

Source: Los Angeles County GIS, 2015; Eyestone Environmental, 2016.



Aerial Photograph of Project Vicinity

Source: Google Earth Pro, 2016; Eyestone Environmental, 2016.

Composite Landscape Plan of Level 1, Level 4, and Roof

Source: AC Martin Partners, Inc., 2016.

Rendering from Alameda Street

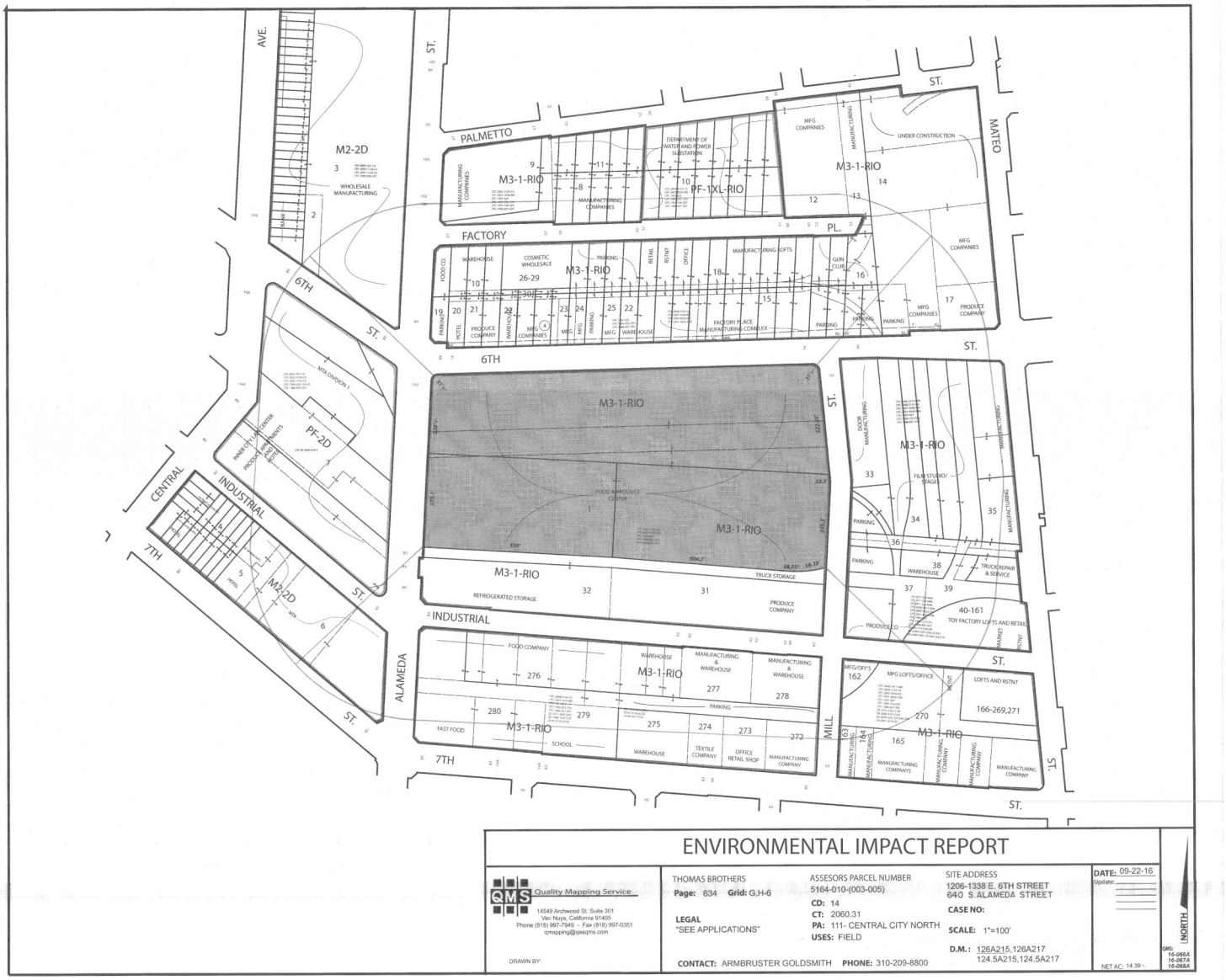
Source: Herzog & Demeuron, 2016.

Rendering from 6th Street

Source: Herzog & Demeuron, 2016.

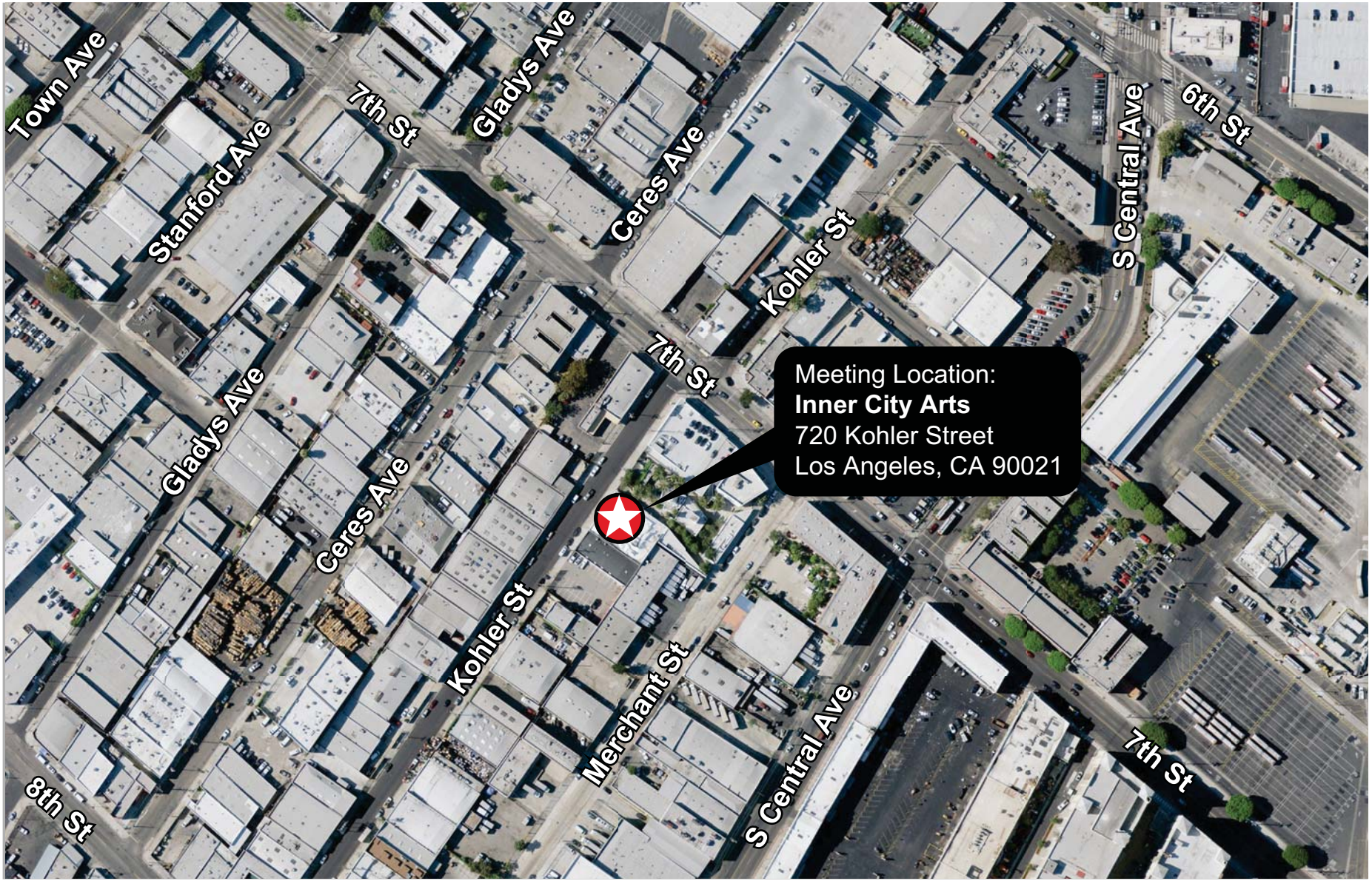
Rendering from 6th Street at Mill Street

Source: Herzog & Demeuron, 2016.



500-Foot Radius Map

Source: Quality Mapping Service, 2016.



Scoping Meeting Location Map

Source: Google Earth, 2016.